

RESOLUTION NO. _____-2015

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS
ADOPTING THE COLUMBUS CENTRAL AVENUE AND 22ND STREET AREA
REVITALIZATION PLAN**

WHEREAS, *ADVANCE COLUMBUS, a strategic plan for Columbus*, contains a key strategic objective to "Ensure safe and affordable housing and attractive and proud neighborhoods for all"; and

WHEREAS, on July 13, 2011, The City of Columbus, acting by and through the Columbus Plan Commission and the Columbus Common Council, did prepare and adopt the *Central Avenue Corridor Plan* as an element of the Columbus Comprehensive Plan; and

WHEREAS, the *Central Avenue Corridor Plan* established development policy for properties located within the boundaries of said plan including the property; and

WHEREAS, in collaboration with the City of Columbus Community Development Department, the Indiana Association for Community Economic Development with support from Keller Development, LLC, prepared the "Columbus Central Avenue and 22nd Street Area Revitalization Plan", as per Exhibit "A" attached; and

WHEREAS, said Revitalization Plan analyzes and establishes strategic objectives and actions to guide the revitalization of a Focus Area bounded by Central Avenue, 19th Street, Home Avenue and 25th Street; and

WHEREAS, said Revitalization Plan calls for the redevelopment of specific parcels of land bounded by Central Avenue, 22nd Street, the alley from 22nd Street to 23rd Street between Cottage Avenue and Chery Street, and 23rd Street as affordable rental housing for seniors (head of household at age 55 years or older).

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Columbus, Indiana, that the "Columbus Central Avenue and 22nd Street Area Revitalization Plan", Exhibit "A", attached, is hereby adopted.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA this _____ day of _____ 2015, at _____ o'clock P.M.

Kristen Brown, Mayor

ATTEST:

Luann Welmer, Clerk-Treasurer
City of Columbus, Indiana

CERTIFICATE

The undersigned duly qualified and acting Clerk-Treasurer, of the City of Columbus, Indiana certifies that the foregoing is a true and correct copy of a resolution adopted at a legally convened meeting of the Common Council of the City of Columbus, Indiana held on _____, 2015.

SEAL

Luann Welmer, Clerk-Treasurer
City of Columbus, Indiana



Columbus Central Avenue and 22nd Street Area Revitalization Plan

*A focus area of the Central Avenue
Corridor Plan*

Indiana Association for Community Economic
Development with support from Keller
Development

Background and Purpose

The City of Columbus adopted the Central Avenue Corridor Plan in 2011. The plan was an amendment to the city's comprehensive plan and covered the Central Avenue corridor in its entirety, focused primarily on land use and transportation. Several key redevelopment areas were identified in the plan, including the southeast corner of 25th and Central and the southwest corner of 23rd and Central as a single redevelopment area. The southeast corner is high visibility and surrounded by primarily commercial uses. The southwest portion of the redevelopment area is occupied by a vacant industrial building. The plan acknowledged that rezoning would be needed to support redevelopment of certain parcels.



Figure 1: Central Avenue Corridor Plan Focus Area

In order to reduce traffic congestion near the 25th Street and Central Avenue intersection, there should be no additional curb cuts, instead, vehicular access to future development can occur by way of side streets and alleys.

Preserving the residential character of the Central Avenue corridor was strongly held by the residents who provided input to the development of the Central Avenue Corridor Plan. Mixed use development, preservation of existing single family housing, and addition of appropriately scaled multi-family residential were key features of the plan.

By maintaining these single family neighborhoods and supplementing housing types along the corridor with multifamily and single-family attached units, the residential character of Central Avenue will be strengthened.

~ Central Avenue Corridor Plan

The purpose of this plan is to provide greater redevelopment consideration for the area southwest of Central Avenue and 25th Street, supporting additional residential opportunities in the area which transition from the commercial nature of development on 25th Street to the residential neighborhoods to the west. This residential development would support the redevelopment of the site on the southeast corner of 25th and Central Avenue for commercial or mixed use by providing additional spending power in the neighborhood.

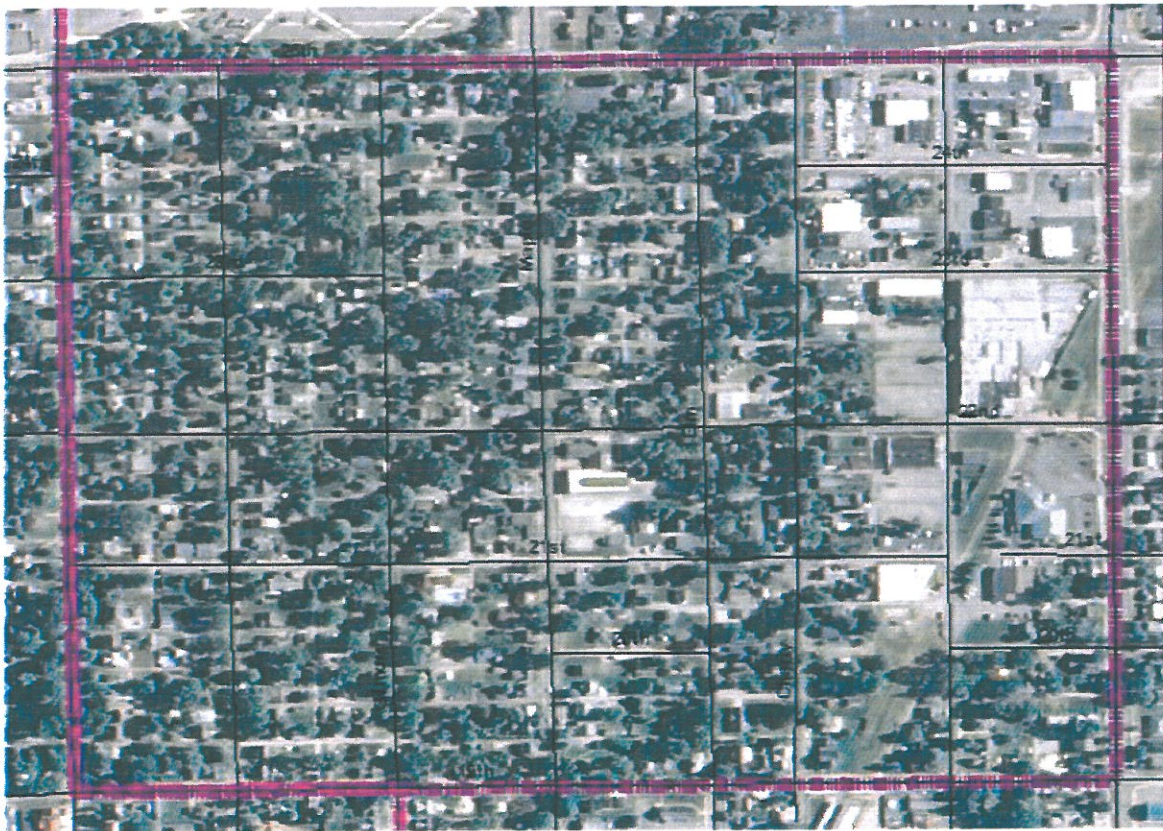


Figure 3-4: 2014 Aerial

Area Demographics

Census Tract 102 best represents the focus area. This Census tract has a population of 4,284 and 1,876 households. There are 423 households with children under 18 (26%), but 39.8% of households have at least one person over 60. There are 717 people over age 65, or 16.8% of the population. 13% of householders living alone are over 65. 74% of households of all areas are 1 or 2 person households.

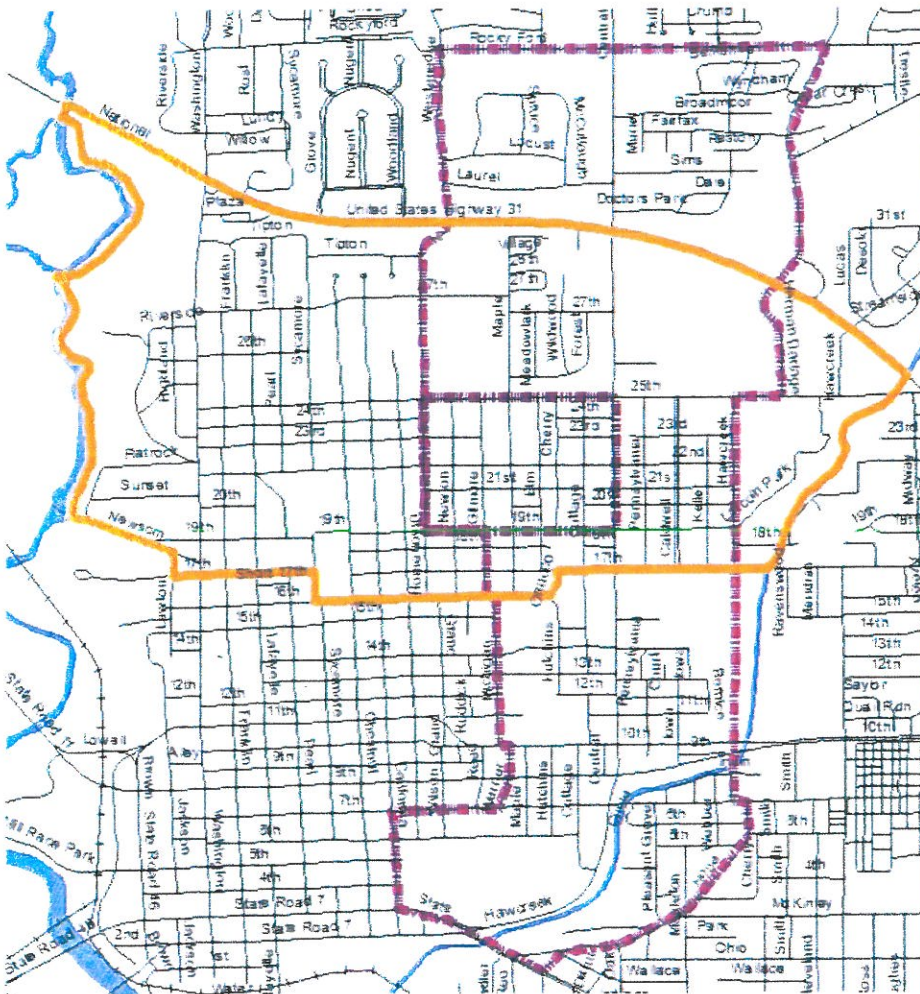


Figure 9: Census Tract 102 (orange)

The area is predominately Caucasian and speaks English at home.

Of the housing units in Census tract 102, 27.5% are rental housing. There are 844 housing units with one or two bedrooms, 342 of which are rental units. The median gross rent is \$755 per month. The median home value is \$118,200 and the median monthly costs with a mortgage are \$1,029 or \$363 without a mortgage.

The median income (2013) is \$46,667 in the Census tract, but the median income (2013) for people age 65+ is \$38,777.

Current Conditions

The commercial development in the Central Avenue Corridor near 25th Street is primarily older construction that has not seen substantial improvement in the past decade. Other areas in the corridor are currently experiencing private investment and redevelopment, near 14th and 15th Streets. Between Central Avenue and Cottage there are a number of conversions and small businesses woven into the residential neighborhood, most have not made substantial investment in aesthetics of the exterior. The homes on and west of Central Avenue are typically small and well maintained, constructed with wood or aluminum siding. There are few brick homes. There are not sidewalks on most streets except Central Avenue.

The focus potential redevelopment site includes a large industrial building that has been vacant for more than 25 years and is dilapidated. There is a smaller building on the parcels that is also vacant. With the exception of the utility corridor the site is paved or occupied by structures. The subject property is identified on the City's Infill Site Inventory which is also a part of the City's Brownfield Inventory. These properties are targeted for assistance through the City's EPA Brownfield Assessment Grant Program.

Rental Housing Market in Columbus

The City of Columbus maintains an inventory of the units and available units in apartment buildings across the city. The apartment vacancy rate in Columbus is 3.4%, which means there is limited choices available city-wide for people looking to rent an apartment. A healthy vacancy rate is typically 5-6%.

There are 4 apartment complexes with 227 total units for seniors in Columbus (age restricted), only 4 of the units are vacant.

Columbus is a regional employment center for the area outside Indianapolis and Bloomington. Rental housing is less prevalent in small and rural communities and people of all ages may move into the city for better access to services, shopping, employment, and rental housing.

Affordable Housing in Columbus

209 of the 985 owner occupied housing units with a mortgage (21.2%) spend more than 30 percent of their household income on housing costs, meaning that they are cost burdened and have limited financial resources for other spending or savings. Without a mortgage there are only 9 households that are cost burdened, but they are all severely cost burdened, spending more than 50% of their income on housing.

Renter cost burden is focused at the lower end of the income spectrum. Of households with an income below \$20,000 per year, 116 (100%) are cost burdened, spending more than 30% of household income on housing. Between \$20,000 and \$34,999 per year in household income, 58% of households spend more than 30% of their income on housing. It isn't until incomes reach \$35,000 per year that housing cost burden is rare for households in Census tract 102. These households are spending more of their income on housing than recommended, likely because of the lack of availability of affordable housing near jobs or family.

For affordable housing units in Columbus, the availability is more restricted with an apartment vacancy rate for affordable units of 2.1% citywide. There are only 24 affordable units available in Columbus. Prestwick Square was an affordable housing complex in the city that was converted to market rate (as Monarch Crossing) with the loss of 142 affordable units when the affordability period on that property ended.

Central Avenue Corridor Plan Goals

The *Central Avenue Corridor Plan* identified seven goals. The goal most closely related to redevelopment of the southwest corner of 23rd and Central is goal 4. The redevelopment of the parcel is not in conflict with the remaining goals.

Goal 1: Integrate corridor land uses with adjacent transportation system.

Redevelopment of the site would encourage walking as the sidewalks would be replaced and new development would enhance the sense of safety walking the corridor over the vacant industrial site. No curb cuts would be off Central Avenue, consistent with maintaining traffic flow on Central Avenue.

Goal 2: Preserve and enhance the character and quality of development in residential blocks.

Replacing industrial development with multi-family residential or mixed use development would be an appropriate transition between the residential blocks west of Central Avenue and the commercial development along 25th Street. Use of brick and other high quality building materials for new construction will enhance the quality of development in the area.

Goal 3: Promote non-residential uses along the corridor that are compatible with residential quality of life.

Additional households provide additional spending power to support area non-residential uses.

Goal 4: Encourage redevelopment, infill, and reconfiguration of vacant parcels.

The potential redevelopment site in this revitalization area is currently occupied by a long-vacant industrial building. Demolition of the existing building and redevelopment of the parcel will provide for attractive new construction, active use of the site, and maintenance of green space on the site.

The proposed site is also part of the City of Columbus Brownfield inventory as the site was a former industrial operation and has remained vacant and difficult to sell for a number of years.

Goal 5: Establish a higher standard of design for infill and redevelopment to enhance Central Avenue's visual character.

The building design and materials of new construction will enhance the visual character of the area, replacing a dilapidated industrial structure.

Goal 6: Maximize safety and efficiency of the vehicular transportation system.

No curb cuts will be from Central Avenue, most parking opportunities will be on Cottage. The signalized intersection at 22nd and Central will assist in controlling access to Central Avenue. While the vehicle trips would likely increase with residential use, the trips will not involve semi-tractor trailers and other large vehicles that could be part of an active industrial operation on the site should the site be redeveloped as currently zoned or the existing building in use for warehousing.

Goal 7: Establish a balanced and connected system for all modes of transportation.

While redevelopment of the focus area site does not establish a balanced and connected transportation system, it does reinforce maintenance of traffic flow and provide better pedestrian experience.

Public Comment

A public neighborhood workshop was held on September 17, 2015 at the Hamilton Ice Arena, located just east of the revitalization area on 25th Street. Invitations and surveys were sent to all property owners in the area bounded by 25th, Central, 19th, and Home. Approximately a dozen residents/property owners attended the meeting, typically property owners who don't have questions or concerns are less likely to attend neighborhood meetings. Also present were the Columbus Community Development Director, and a representative from Developmental Services, Inc. The meeting was hosted and facilitated by Keller Development and the Indiana Association for Community Economic Development. The public comments are available in Appendix A.

Only five of the surveys were returned by mail. The survey asked four questions, the first being if development of multi-family residential development at 22nd and Central Avenue was consistent with goal 4 of the *Central Avenue Corridor Plan* (text of the goal, noted in the section above, was provided). Results were very mixed between the responses of no, not sure, and yes. The second question asked about concerns. The third question asked about how concerns could be mitigated. The fourth question was a demographic question. Most of the respondents were over 65 year old retired homeowners. The survey did not distinguish between family housing and senior housing as proposed types of multi-family residential development.

Seven surveys were returned during the neighborhood workshop, the same surveys sent by mail. Two of the respondents felt that multi-family housing was consistent with goal four, five were not sure. Six respondents were concerned about the building height, five were concerned about traffic patterns or volume, three respondents were concerned about parking and security, pedestrian access, and lighting. All seven respondents wished for the building to be limited to 1-2 stories, six wanted sidewalks, five preferred on-site property management, four wanted security lighting, three wanted perimeter landscaping and site lighting. Six of the respondents were homeowners, five of them were retired.

Twelve responses of 390 surveys mailed is not sufficient to draw conclusions about public sentiment regarding redevelopment of the site. Residents with no concerns were less likely to return the survey or participate in the neighborhood workshop.

Recommendations for the Central Avenue and 22nd Street Area

Support affordable housing development, particularly in the context of affordable senior housing.

90% of modern affordable housing has been built with Section 42 rental housing tax credits. The tax credits provide development capital, making the construction costs lower and allowing for reduced rents for households below 60% of area median income. In exchange the units must remain affordable for a period of 30 years and be maintained in safe and decent condition.

Seniors generally have lower incomes than the general population and have a harder time finding housing that doesn't cost more than 30 percent of their household income. Seniors often live alone and prefer one and two bedroom apartments. Many seniors prefer to rent so that they do not have to provide for routine maintenance and the unplanned costs of home repair.

Age-restricted rental housing is in limited supply in Columbus. Income-restricted rental housing is limited in Columbus.

The revitalization area is well supported with retail and service uses nearby.

- Support affordable housing development, particularly for seniors, on appropriate sites in the Central Avenue Corridor.
- Encourage use of on-site property management to ensure issues are addressed quickly as they arise.

Action	Responsible Party	Timeline	Performance Measure	Potential Funding Source
Develop new affordable senior housing	Private developers; City Council support for development proposals	October 2015 through December 2017	Construction of 50 new 1-2 bedroom units	Section 42 tax credits, private capital, tax abatement
Provide on-site property management	Private developer	At occupancy, Ongoing	On-site property management office staffed during business hours with emergency contracts posted for after hours	Private
Maintain long-term affordability	Private developer	Through 2047	Rents comply with state and federal regulations and funding requirements	NA, associated with Section 42 credits

There are sidewalks on Central Avenue and there have been recent ADA improvements to the crosswalks at 25th and Central. The cross streets generally lack sidewalks, even though 22nd Street connects directly to Lincoln Park. The sidewalks along Central Avenue are walkable, but the experience off walking alongside vacant industrial buildings is not optimal.

- Improve sidewalks on 22nd Street, Cottage Avenue, Central Avenue, and 23rd Street.

Action	Responsible Party	Timeline	Performance Measure	Potential Funding Source
Maintain and repair Central Avenue sidewalk along the redevelopment site	Private developer	December 2017	Sidewalks meet ADA standards	Private capital, public investment
Improve sidewalks on 22 nd Street, Cottage Avenue, Central Avenue, and 23 rd Street	City of Columbus	December 2020	ADA compliant sidewalks installed	Public investment, CDBG
Consider improvement to pedestrian crossings at 25 th and 22 nd at Central	City of Columbus	December 2020	Crosswalks striped, pedestrian signals installed	Public investment, grants (including CDBG)

The redevelopment of the parcel will likely increase values of surrounding properties, raising their property tax contributions over time. Some local property owners are concerned about increases in taxes due to increased assessed valuation, but generally rising property values are a wealth building opportunity and considered positive for the community.

The industrial building on Central between 22nd and 25th has been vacant for 25 years. Redevelopment is not likely to occur without public investment or incentives. Multi-family housing development and industrial development have the same property tax cap of 2% of assessed value. Over time multi-family residential development would likely contribute more in property taxes than the existing vacant use.

- Evaluate the argument for property tax phase in, including the “but for” argument that redevelopment of the site is unlikely but for public investment and the data regarding the potential abatement.

Action	Responsible Party	Timeline	Performance Measure	Potential Funding Source
Provide the information about costs and benefits of tax phase in	Private developer	December 2015	Tax abatement request to City Council	Private
Council consideration of tax phase in	City Council	December 2015	Decision on tax abatement request	NA

Appendix A

Neighborhood Workshop September 17, 2015 at the Hamilton Ice Arena

Participant comments:

- Property taxes
- Access
- Traffic
- Concern about trending and assessment
- Will taxes be abated? Requesting 10 year property tax phase in
- Setback from 25th Street
- Phase 2? No.
- Apartment look or townhouse look? Apartment
- Have you considered parking in the utility easement with townhomes on Cottage? No, there is also a rail easement and don't want to build in that easement.
- On site property management? Yes
- Rents?
- Congestion at 22nd and Central
- Insulation and sound proofing? Yes
- Security lighting? Yes, cutoff
- On site security? Access card
- Need more senior housing
- Current building is an eyesore
- Lots of retail/service nearby
- Washer/dryer? Yes, in unit
- Crosswalk/pedestrian signals at 25th & Central and 22nd & Central

Appendix B

The plan was considered for adoption by the Columbus City Council at a regular meeting on October 6, 2015. The plan had been provided to the city Community Development Department on September 25, 2015 and was distributed to council members in advance of the council meeting.

Appendix C

Plan element location:

- Defined target area with target site: Page 2
- Policy goals including the development of affordable rental housing: Page 7
- Implementation measures: Pages 7-9
- Proposed development supports at least one goal of the plan: Page 5, Pages 7-9
- Existing conditions: Page 4
- Adoption process: Appendix B
- Public process: Appendix A



MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: September 28, 2015

RE: RZ-15-06 (*Nex-Gen Fuels Rezoning*)

At its September 9, 2015 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 6 in favor and 1 opposed.

Nex-Gen Fuels Indiana, LLC proposes to rezone property of approximately 2.03 acres located at 3906 North Indianapolis Road (the southwest corner of Paula Drive and Indianapolis Road) to I-2 (Industrial: General). The property is currently zoned CC (Commercial: Community Center). The applicants have indicated that the rezoning request is to provide the property with a zoning classification more consistent with that for other properties in the area. They have further indicated an intent to demolish the former Bulldog Lanes bowling alley building on the property and elevate the land to meet flood protection requirements. They have indicated that the property will likely be used as the site of a "bio-char" facility; which converts wood chips to charcoal. The charcoal is then used elsewhere as a soil additive or for energy production.

The Plan Commission held an extensive discussion on this request. The Commission concluded that commitments were necessary to mitigate the impacts that any industrial use of the property may potentially have on the residential neighborhood to the west. Those commitments are as follows:

1. There shall be no outdoor storage of materials on the property that exceeds the height of the required screening for that storage (as specified by the zoning ordinance of current adoption).
2. The required buffering along the west property line of the subject property (as specified by the zoning ordinance of current adoption) shall include a 100% opaque fence or wall that is a minimum of 6 feet in height.
3. As part of the redevelopment or initiation of a new use on the subject property the vehicle access from Paula Drive shall be brought into compliance with the applicable requirements of the zoning ordinance of current adoption, with all drives to no longer be used being physically removed in their entirety.
4. Any temporary use of the subject property shall meet all development standards of the I-2 zoning district upon its initiation on the property and the typical exemption from such requirements provided by the zoning ordinance for temporary uses shall not apply.

One adjoining property owner spoke at the Plan Commission hearing on this matter. That neighbor expressed concerns about any emissions that may result from the bio-char process and the impact on his home to the west.

The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the rezoning,
2. the resolution certifying the action of the Plan Commission,
3. a copy of the staff report prepared for the Plan Commission meeting, and
4. a location map.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2015

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY
FROM "CC" (COMMERCIAL: COMMUNITY CENTER)
TO "I-2c" (INDUSTRIAL: GENERAL WITH COMMITMENTS)**

**To be known as the: Nex-Gen Fuels Rezoning
Plan Commission Case No.: RZ-15-06**

WHEREAS, this rezoning was requested by Nex-Gen Fuels Indiana, LLC and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on September 9, 2015, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Official Zoning Map

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from "CC" (Commercial: Community Center) to "I-2" (Industrial: General):

Beginning at the concrete block marker now existing at the Southwest corner of the real estate described herein and referred to hereafter as Tract A; said Southwest corner being located 596.3 feet East of and 114.6 feet North of the Southwest corner of the Northeast Quarter of Section 11, Township 9 North, Range 5 East, thence East 462.9 feet to another concrete block located at the Southeast corner of Tract A and on the West right-of-way line of State Road 31 Alternate (now State Road 11) 60 feet from the center line thereof and 187 feet northerly along said right-of-way line from a concrete marker on said right-of-way line; thence Northerly along said right-of-way line 204.5 feet to another concrete block marker now existing at the northeast corner of said Tract A; thence West parallel to the South line of this Tract A, 330 feet; thence South 220 feet to the point of beginning, containing 1.82 acres, in the Southwest quarter of the Northeast Quarter of Section 11, Township 9 North, Range 5 East, situated in Bartholomew County, Indiana.

ALSO: Beginning at a concrete block marker now existing at the Southwest corner of a piece of real estate located in the Southwest Quarter of the Northeast Quarter of Section 11, Township 9 North of Range 5 East and previously referred to as Tract A in Deed Record 203, on page 699 transferring title from J. Peny Meek and Mary Agnes Meek to Bulldog Bowl, Inc., on March 20, 1961, said marker being located 596.3 feet east of and 114.6 feet North of the Southwest corner of the Northeast Quarter of said Section; thence North 200 feet to an existing concrete block marker at the Northwest corner of this triangular tract hereinafter known as Tract A-1; thence East 90 feet to an extension of the North line of Tract A to the Northwest corner of Tract A; thence Southwesterly 220 feet along the line dividing Tract A from Tract A-1 to the point of beginning, containing 0.205 acres in the Southwest Quarter of the Northeast Quarter of Section 11, Township 9 North, Range 5 East situated in Bartholomew County, State of Indiana.

SECTION 2: Commitment(s)

The use and development of the subject property shall be subject to the following commitments:

- 1) There shall be no outdoor storage of materials on the property that exceeds the height of the required screening for that storage (as specified by the zoning ordinance of current adoption).
- 2) The required buffering along the west property line of the subject property (as specified by the zoning ordinance of current adoption) shall include a 100% opaque fence or wall that is a minimum of 6 feet in height.
- 3) As part of the redevelopment or initiation of a new use on the subject property the vehicle access from Paula Drive shall be brought into compliance with the applicable requirements of the zoning ordinance of current adoption, with all drives to no longer be used being physically removed in their entirety.
- 4) Any temporary use of the subject property shall meet all development standards of the I-2 zoning district upon its initiation on the property and the typical exemption from such requirements provided by the zoning ordinance for temporary uses shall not apply.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This ordinance shall be effective upon and after the date and time of its adoption, as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2015 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2015 at _____ o'clock _____.m.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

RESOLUTION: RZ-15-06

of the City of Columbus, Indiana Plan Commission

regarding
Case number RZ-15-06
(Nex-Gen Fuels Rezoning),
a proposal to rezone +/-2.03 acres from
CC (Commercial: Community Center) to I-2 (Industrial: General)

WHEREAS, the Plan Commission has received the application referenced above from Nex-Gen Fuels Indiana, LLC; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of IC 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on September 9, 2015, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 2.03 acres located on the southwest corner of Paula Drive and Indianapolis Road) is forwarded to the Common Council with a favorable recommendation. That recommendation includes the following commitments:
 - a) There shall be no outdoor storage of materials on the property that exceeds the height of the required screening for that storage (as specified by the zoning ordinance of current adoption).
 - b) The required buffering along the west property line of the subject property (as specified by the zoning ordinance of current adoption) shall include a 100% opaque fence or wall that is a minimum of 6 feet in height.
 - c) As part of the redevelopment or initiation of a new use on the subject property the vehicle access from Paula Drive shall be brought into compliance with the applicable requirements of the zoning ordinance of current adoption, with all drives to no longer be used being physically removed in their entirety.
 - d) Any temporary use of the subject property shall meet all development standards of the I-2 zoning district upon its initiation on the property and the typical exemption from such requirements provided by the zoning ordinance for temporary uses shall not apply.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by IC 36-7-4-605.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 9th DAY OF
SEPTEMBER 2015 BY A VOTE OF 6 IN FAVOR AND 1 OPPOSED.**

Signed Copy on File in the Planning Department

Roger Lang, President

ATTEST:

Signed Copy on File in the Planning Department

David L. Fisher, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (September 9, 2015 Meeting)

Docket No. / Project Title: RZ-15-06 (Nex-Gen Fuels)
Staff: Melissa Begley
Applicant: Nex-Gen Fuels
Property Size: 2.025 Acres
Current Zoning: CC (Commercial: Community)
Proposed Zoning: I-2 (Industrial: General)
Location: 3906 N. Indianapolis Road, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of converting a commercial property to an industrial use. The applicants would like to establish a biochar facility on the site, which is an operation that converts woodchips into charcoal (biochar).

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is I-2 (Industrial: General) the most suitable zoning for the property?
2. Will the proposed industrial zoning district be appropriate within the context of the surrounding area?
3. Can adequate buffering be provided to the west between the proposed I-2 zoning and the RS2 residential zoning?

Preliminary Staff Recommendation:

Favorable Recommendation to the City Council.

Plan Commission Options:

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may recommend that conditions or commitments be attached to the rezoning request. The City Council makes all final decisions regarding rezoning applications.

Decision Criteria:

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a rezoning:

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan identifies the future land use as residential; however the subject property and the property directly to the south is zoned commercial. The CC (Commercial: Community) zoning district does not permit residential uses. A large area of industrial is located to the north, south and east of the subject property.

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: The subject property has a deteriorating commercial building on the site with a crumbling parking lot. The properties to the north are non-descript industrial buildings. The property to the south is an industrial style building and further south are undeveloped industrial lots for sale. The property to the west is a residential subdivision of approximately 33 homes.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: The most desirable use for this property is industrial. The property has good access to major roads and the majority of the surrounding properties are zoned industrial and have been developed as industrial rather than commercial.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: If the appropriate landscape buffers are in place to provide separation between the subject property and the adjacent residential, rezoning the subject property from CC to I-2 will have little to no effect on property values.

Responsible growth and development.

Preliminary Staff Comments: This request represents responsible growth and development. The surrounding properties have been developed as industrial and have industrial zoning designations. The site has good access to roads and has existing utilities in place.

Current Property Information:	
Land Use:	Former bowling alley
Site Features:	A commercial building (bowling alley) and parking lot.
Flood Hazards:	The property is located entirely within the 500 year and 100 year flood fringe.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances exist at this location.
Vehicle Access:	Paula Drive (Local, Industrial, Suburban) Indianapolis Road (Minor Arterial, Industrial, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	I-2 (Industrial; General)	AT&T, Rose & Walker Supply
South:	CC (Commercial: Community) I-2 (Industrial; General)	Former Pepsi Co. bottling Company, Vacant industrial parcels
East:	I-2 (Industrial; General)	Railroad spur lines, Columbus Container, Bartholomew County Beverage Co.

West:	RS2 (Residential: Single Family 2)	Parking lot and outdoor storage area for Indiana Bell, Tudor Subdivision Single-Family Residential
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Zoning District Summary (Existing / Proposed):		
	Existing Zoning: CC	Proposed Zoning: I-2
Zoning District Intent:	To establish appropriate locations for a variety of businesses providing a variety of goods and services to (1) community-wide consumers and (2) those who travel through or visit the area. This zoning district is not intended for use along traffic corridors, but should instead be applied at significant intersections along major transportation routes. This zoning district should be applied only to areas with adequate infrastructure and road access to accommodate moderately high traffic volumes.	To provide locations for general production, assembly, warehousing, research and development facilities, and similar land uses. This district is intended to accommodate most modern industrial production facilities and should be considered as appropriate for most general industrial development and uses.

Permitted Uses:	<p>Agriculture Uses: None</p> <p>Communications/Utilities Uses:</p> <ul style="list-style-type: none"> • Communication service exchange • Water tower <p>Public/Semi-Public Uses:</p> <ul style="list-style-type: none"> • Clinic • Community Center • Day-care center (adult or child) • Funeral Home • Government office • Police, fire, or rescue station • Post office • Trade of business school • Worship facility <p>Park Uses:</p> <ul style="list-style-type: none"> • Nature preserve/conservation area • Park/playground <p>Commercial Uses:</p> <ul style="list-style-type: none"> • Auto-Oriented uses (small-scale) 	<p>Agriculture Uses:</p> <ul style="list-style-type: none"> • Farm (general) <p>Commercial/Utilities Uses:</p> <ul style="list-style-type: none"> • Communication service exchange • Sewage treatment facility • Utility substation • Water Tower <p>Public/Semi-Public Facilities:</p> <ul style="list-style-type: none"> • Government facility (non-office) • Parking lot/garage (as primary use) • Police, fire, or rescue station <p>Park Uses:</p> <ul style="list-style-type: none"> • Nature preserve/conservation area <p>Commercial Uses: Auto-Oriented uses (medium scale)</p> <ul style="list-style-type: none"> • Builder's supply store • Conference Center • Data processing/call center
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	<ul style="list-style-type: none"> • Auto-Oriented uses (medium scale) • Auto-Oriented uses (large-scale) • Auto rental (includes truck, RV, etc.) • Builder's supply store • Equipment rental • Health Spa • Hotel/Motel • Instructional Center • Liquor store • Office uses • Personal service uses • Recreation uses (small-scale) • Recreation uses (medium-scale) • Restaurant • Retail uses (small-scale) • Retail uses (medium-scale) <p>Industrial Uses: None</p>	<p>Industrial Uses:</p> <ul style="list-style-type: none"> • Contractor's office/workshop • Dry cleaners (commercial) • Food and Beverage production • General industrial production • Light industrial assembly & distribution • Light industrial processing & distribution • Mini-warehouse self-storage facility • Research & development facility • Truck freight terminal • Warehouse & distribution facility
Water and Sewer Service:	Required	Required
Lot and/or Density Requirements:	<p>Minimum Lot Area: 10,000 square feet</p> <p>Maximum Lot Area: 10 acres</p> <p>Minimum Lot Width: 50 feet</p> <p>Minimum Lot Frontage: 50 feet</p> <p>Maximum Lot Coverage: 65%</p>	<p>Minimum Lot Area: 1 acre (43,560 square feet)</p> <p>Minimum Lot Width: 100 feet</p> <p>Minimum Lot Frontage: 50 Feet</p> <p>Minimum Lot Coverage: 75%</p>

Setbacks Required: Front setbacks are determined by the Thoroughfare Plan Classification of the adjacent street and are the same regardless of zoning.	Side Yard Setback: Primary Structure: 10 feet Accessory Structure: 10 feet Rear Yard Setback: Primary Structure: 10 feet Accessory Structure: 10 feet Front Yard Setback: Arterial Street: 10 feet* Collector Street: 10 feet* Local Street: 10 feet* *25 feet for any auto service bay, auto fuel pump, canopy, or other similar vehicle access points to structures.	Side Yard Setback: Primary Structure: 20 feet Accessory Structure: 20 feet Rear Yard Setback: Primary Structure: 20 feet Accessory Structure: 20 feet Front Yard Setback: Arterial Street: 50 feet Collector Street: 35 feet Local Street: 25 feet
Height Restrictions:	Primary Structure: 40 feet Accessory Structure: 25 feet	Primary Structure: 50 feet Accessory Structure: 40 feet
Signs:	Walls Signs: 3 wall signs per public street frontage with a maximum square footage of 15% of the front walls or 350 square feet, whichever is less. Freestanding Signs: 1 freestanding sign per public street frontage with a maximum size of 100 square feet and a maximum height of 20 feet.	Wall Signs: 2 wall signs per public street frontage with a maximum square footage of 15% of the front walls or 350 square feet, whichever is less. Freestanding Signs: 1 freestanding sign per public street frontage with a maximum size of 75 square feet and a maximum height of 10 feet.

Interdepartmental Review:	
City Engineering:	No comments.
City Utilities:	No comments received.
City Fire Department:	No comments received.
Code Enforcement:	No comments received.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as residential.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-2-1:** Strive to eliminate blighted areas.
2. **POLICY A-2-9:** Preserve and enhance the character of neighborhoods.
3. **POLICY A-2-11:** Encourage all new development to be in scale (Height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood by neighborhood basis.
4. **POLICY J-2-1:** Maintain and enhance the safety and attractiveness of the entrances to the city.
5. **POLICY J-2-3:** Encourage industrial development to be integrated with its surroundings, providing smooth transitions between differing land uses. *Columbus economic success has been tied to successful local industry. In years past, industries located in the downtown and other neighborhood areas, close to the work force and to public facilities and services. Different types of industries are appropriate in different types of surroundings. The city should take steps to ensure that industries are good neighbors and that appropriate measures are employed to ensure compatibility of adjacent uses.*
6. **POLICY J-6-1:** Encourage the development of industrial and office parks along this corridor (Indianapolis Rd.), on the land that is outside the designated floodway.
7. **GOAL J-9:** Ensure that new development has appropriate infrastructure and services and that these services are provided in a cost-effective manner.
8. **POLICY J-9-1:** Encourage economic growth to take place in areas where appropriate infrastructure and services are available or can be provided at reasonable cost.
9. **POLICY J-9-2:** Encourage similar uses to locate in clusters, to facilitate provision of appropriate infrastructure and services.
10. **GOAL J-10:** Diversify the economy by providing small-business opportunities.

This property is located in the US 31/Indianapolis Road character area. The following Planning Principle(s) apply to this application:

1. Because of the excellent highway and rail access, additional light industrial park development should be encouraged. This development should be only in planned business parks.
2. Buffers should be provided between any new development and existing agricultural areas

Planning Consideration(s):

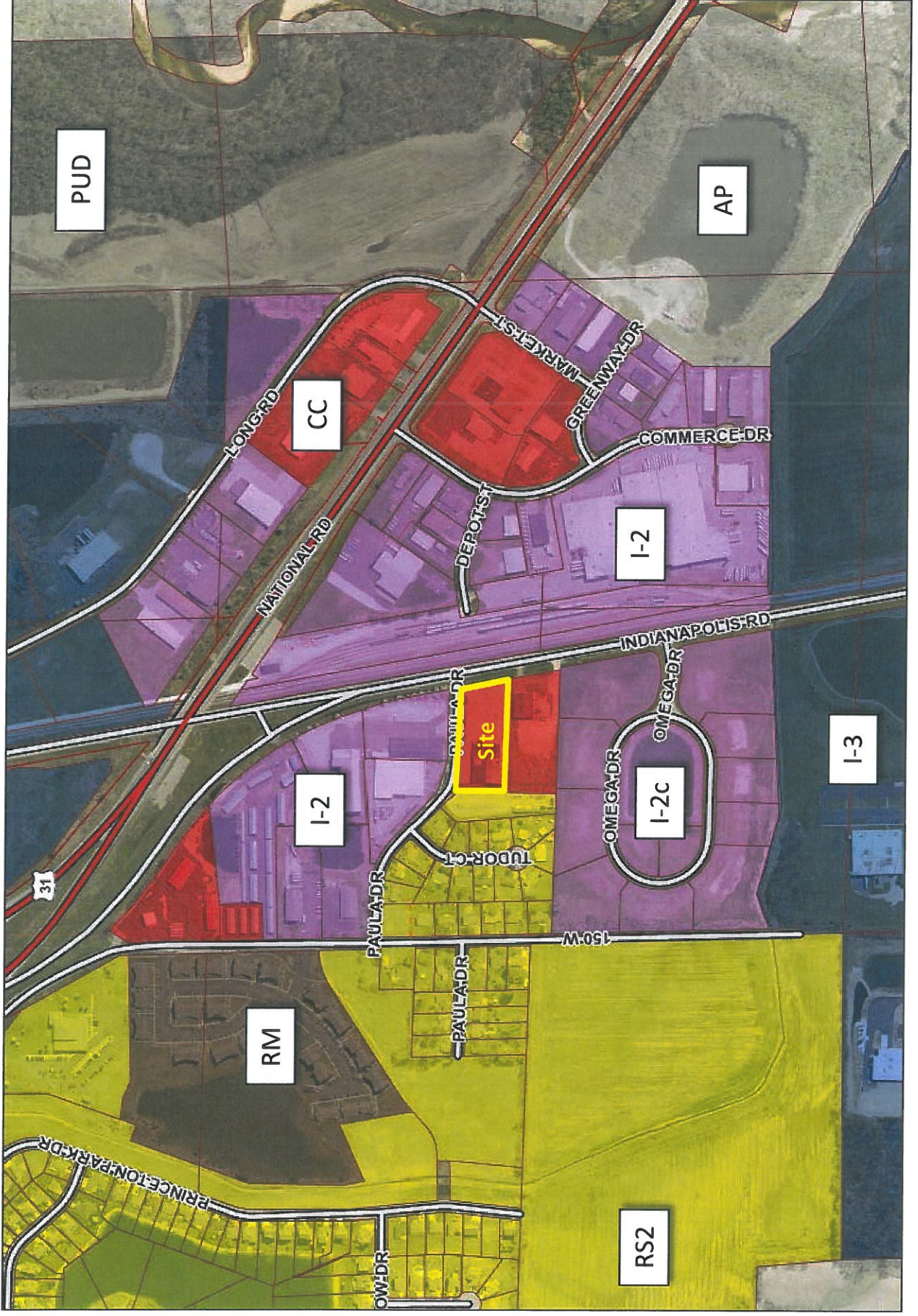
The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is proposing to rezone the subject property from the CC (Commercial: Community) zoning district to the I-2 (Industrial: General) zoning district with the intent to operate their business on the property. The subject property currently has a 24,184 square foot vacant building, a former bowling alley, and a large parking lot.
2. The applicants have described their operation as a biochar production facility that converts woodchips into charcoal. As described by the applicants, there would be a pile of woodchips on-site to be processed. The woodchips are loaded into the processing equipment and come out as biochar. The processing of the wood chips into biochar does not release any smoke or particulate matter into the air. The only byproduct is steam. The biochar would then be loaded into a truck that would then leave the site. The applicant has indicated that there would be approximately 1 truck arriving and departing every 2 hours. There will be approximately 6 employees on-site.
3. The applicants are exploring utilizing the existing building for offices, however they have also stated that depending on the cost, they may demolish the existing building and build a new smaller building to be used as offices for the operation. They have stated that they would like to install a fence around the woodchips and processing equipment that would be stored outside.
4. Due to the nature of the proposed business, the operation will be primarily conducted outside and not in an enclosed building. In the vicinity, AT&T, to the north of the subject property has a small area of outdoor storage behind their building and in the parking lot across the street, behind the subject property. The Rose & Walker Supply Company to the north of the subject property has an area of

outdoor storage and the old Pepsi Co. building to the south of the subject property has a small area outdoor storage that is enclosed within a chain link fence.

5. The I-2 (Industrial: General) and I-3 (Industrial: Heavy) zoning district allow for outdoor storage, whereas I-1 (Industrial: Light) is intended to accommodate only industrial uses that are completely contained within structures and do not involve the outdoor storage of materials or the release of nuisance or polluting sounds, odors or materials. The I-2 and I-3 zoning districts do not provide any parameters on the amount of outdoor storage on a property.
6. According to Zoning Ordinance Section 8.2(A)(2), "whenever a rezoning occurs that requires a buffer yard where none was required previously, the property that is rezoned shall provide the buffer yard. The buffer shall be installed as an element of any subsequent change of use". In this application a Type A Buffer would be required along the south and the west property lines adjacent to the residential and commercial zoning. A Type A buffer includes a minimum width of 25 feet in addition to the minimum required setback with a dense buffer consisting of a fence or wall with landscaping, an opaque tree screen, or a combination of both. The total width of the buffer along the south and west property lines, including the minimum building setback will be 45 feet
7. The Zoning Ordinance Section 6.1(C)(3)(i) requires outdoor storage areas that are adjacent to or visible from a Collector or Arterial street or road to be screened by a 100% opaque fence that is a minimum of 6 feet in height and may extend to a maximum height of 8 feet. Landscaping consistent with a Buffer Yard Type B shall be provided on the exterior of any required fence. A Type B Buffer consists of a 15 foot buffer in width in addition to the minimum required setback with landscaping. If the applicants place the outdoor storage in the area that is currently the parking lot, the screening would apply along Indianapolis Road, which is classified as a Minor Arterial. This requirement would likely also apply along Paula Drive. The total width of the buffer along Paula Drive, including the minimum building setback will be 40 feet. The total width of the buffer along Indianapolis Road, including the minimum building setback will be 65 feet. The effect of the outdoor screening requirement and the buffering requirements is that as significant portion of the site will be dedicated to the buffers and the entire parcel will most likely be enclosed with a fence and landscaping. The useable area of the site will be approximately 111 feet by 352 feet (39,072 square feet) or just 44% of the site.
8. The subject property is located on Indianapolis Road just south of the US 31 overpass. The areas to the north, south and east of the subject property are all industrially zoned with industrial uses. The property directly to the south is zoned CC (Commercial: Community) but as the former Pepsi Bottling Company, today would be considered an industrial operation. Further to the south is an industrial subdivision with 12 lots, however the lots are currently vacant. The parcel directly to the west is a parking lot used for the AT&T facility, however it is zoned RS2 (Residential: Single Family 2) Further to the west is a residential neighborhood, Tudor Subdivision, with approximately 33 residential homes.
9. The single-family residential to the west is separated from the subject property by a parking lot and small outdoor storage area that is used by AT&T. The homes are approximately 170 feet from the property line of the subject property. There are no privacy fences located on the single family residential properties however there is a mature row of shrubs between the residential homes and the parking lot.
10. Access to the subject property will be provided from Paula Drive. Paula Drive is a local street that varies in width between 18 feet at the intersection of Paula Drive and 150 West up to 23 feet wide at the intersection of Paula and Indianapolis Road. This should be sufficient to handle the truck traffic from the proposed operation.

Property Location & Surrounding Zoning





MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: September 25, 2015

RE: RZ-15-07 (*Jonesboro Investments Rezoning*)

At its September 9, 2015 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 6 in favor and 0 opposed.

Jonesboro Investments proposes to rezone the +/-3.87 acre property located at the northeast corner of 14th and Michigan Streets to RM (Residential: Multi-family). The property is currently zoned I-2 (Industrial: General) and is occupied by the Columbus Pallet Company. Jonesboro Investments has indicated an intent to construct apartments on the property.

The Plan Commission discussion of the proposed rezoning included the identification of commitments for the development of this property that may be necessary to ensure compatibility with the surrounding neighborhood and the long-term viability of both apartments on this site and the surrounding industrial uses. The Plan Commission attached the following commitments as part of its favorable recommendation:

1. Any residential development of the subject property shall be of traditional neighborhood design with the buildings adjacent and oriented to the streets and parking behind to promote a pedestrian oriented neighborhood consistent with the character of the neighborhood to the northwest and the Central Park Apartments to the south.
2. The 14th Street and Michigan Street frontages of the subject property shall be improved with any residential development to include travel lane widths, curb and gutter, tree lawns with street trees, and sidewalks consistent with the specifications of the Columbus Thoroughfare Plan. Further pavement widening to provide for on-street parking shall be optional.
3. The required buffer along the east property line of the subject property shall include a minimum 6-foot high, 100% opaque fence or wall along its entire length. The presence of a building (such as a garage) on the subject property immediately adjacent to the required buffer that presents a back side along this east property line shall be considered as meeting the fence/wall requirement along that portion of the buffer.

Representatives of the Chang Group, which operates the industrial facility to the east of the property, spoke at the Plan Commission meeting in opposition to the rezoning. They indicated concerns that additional residences in the area would result in complaints and possibly limitations on their industrial operations. They also indicated a concern that anticipated increases in passenger cars and pedestrians in the area would be unsafe given the current road conditions. The Plan Commission concluded that the

commitments regarding building placement, road improvements, and increased buffering could adequately address the Chang Group's concerns.

The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the rezoning,
2. the resolution certifying the action of the Plan Commission,
3. a copy of the Plan Commission staff report, and
4. a location map.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2015

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY
FROM "I-2" (INDUSTRIAL: GENERAL)
TO "RMc" (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)**

**To be known as the: Jonesboro Investments Rezoning
Plan Commission Case No.: RZ-15-07**

WHEREAS, this rezoning was requested by Jonesboro Investments Corp. and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on September 9, 2015, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Official Zoning Map

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from "I-2" (Industrial: General) to "RMc" (Residential: Multi-family with commitments):

Lots numbered 1 and 2 in Cecil Platt's Minor Plat as recorded in Plat Book "I" Page 120 in the Office of the Recorder of Bartholomew County, Indiana.

And

All that part of the former Consolidated Rail Corporation right of way lying East of Michigan Avenue, West of Hutchins Avenue, South of Ruddick Place Addition and 16th Street, and North of 14th Street, excepting therefrom those portions sold to John William Zeihen and Amelia A. Edens by deed recorded March 26, 1992, as Instrument #92-3940, and Cummins Engine Company, Inc., by deed recorded June 14, 1991 as Instrument #91-4989.

SECTION 2: Commitment(s)

The use and development of the subject property shall be subject to the following commitments:

1. Any residential development of the subject property shall be of traditional neighborhood design with the buildings adjacent and oriented to the streets and parking behind to promote a pedestrian oriented neighborhood consistent with the character of the neighborhood to the northwest and the Central Park Apartments to the south.
2. The 14th Street and Michigan Street frontages of the subject property shall be improved with any residential development to include travel lane widths, curb and gutter, tree lawns with street trees, and sidewalks consistent with the specifications of the Columbus Thoroughfare Plan. Further pavement widening to provide for on-street parking shall be optional.
3. The required buffer along the east property line of the subject property shall include a minimum 6-foot high, 100% opaque fence or wall along its entire length. The presence of a building (such as a garage) on the subject property immediately adjacent to the required

buffer that presents a back side along this east property line shall be considered as meeting the fence/wall requirement along that portion of the buffer.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This ordinance shall be effective upon and after the date and time of its adoption, as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2015 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2015 at _____ o'clock _____.m.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

RESOLUTION: RZ-15-07

of the City of Columbus, Indiana Plan Commission

regarding
Case number RZ-15-07
(Jonesboro Investments Rezoning),
a proposal to rezone +/-3.87 acres from
I-2 (Industrial: General) to RMc (Residential: Multi-family with commitments)

WHEREAS, the Plan Commission has received the application referenced above from Jonesboro Investments Corp.; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of IC 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on September 9, 2015, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 3.87 acres located at the northeast corner of 14th and Michigan Streets) is forwarded to the Common Council with a favorable recommendation. That recommendation includes the following commitments:
 - a) Any residential development of the subject property shall be of traditional neighborhood design with the buildings adjacent and oriented to the streets and parking behind to promote a pedestrian oriented neighborhood consistent with the character of the neighborhood to the northwest and the Central Park Apartments to the south.
 - b) The 14th Street and Michigan Street frontages of the subject property shall be improved with any residential development to include travel lane widths, curb and gutter, tree lawns with street trees, and sidewalks consistent with the specifications of the Columbus Thoroughfare Plan. Further pavement widening to provide for on-street parking shall be optional.
 - c) The required buffer along the east property line of the subject property shall include a minimum 6-foot high, 100% opaque fence or wall along its entire length. The presence of a building (such as a garage) on the subject property immediately adjacent to the required buffer that presents a back side along this east property line shall be considered as meeting the fence/wall requirement along that portion of the buffer.
- 2) The ongoing regulation of land use on this property is suggested to consider its location in a traditionally industrial area that is transitioning to a greater mix of land uses. As such, this property is likely suited for either multi-family or industrial land use and the current industrial operation on site should not be unduly burdened in the future should the proposed project motivating this rezoning ultimately not occur. A rezoning request to return the property to an industrial zoning district or reasonable variance(s) necessary to provide for the long-term

viability of the site for industrial purposes in the multi-family residential zoning district should be supported.

- 3) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by IC 36-7-4-605.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 9th DAY OF SEPTEMBER 2015 BY A VOTE OF 6 IN FAVOR AND 0 OPPOSED.

Signed Copy on File in the Planning Department

Roger Lang, President

ATTEST:

Signed Copy on File in the Planning Department

David L. Fisher, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (September 9, 2015 Meeting)

Docket No. / Project Title: RZ-15-07 (Jonesboro Investments Corp.)
Staff: Allie Keen
Applicant: Jonesboro Investments Corporation
Property Size: 3.36 Acres
Current Zoning: I-2 (Industrial: General)
Proposed Zoning: RM (Residential: Multi-Family)
Location: The northeast corner of the intersection of Michigan Street and 14th Street, in the City of Columbus.

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of a future senior housing apartment development on the property.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is the RM (Residential: Multi-Family) zoning district appropriate at this location?
2. Are the current conditions of 14th Street and Michigan Street adequate for the potential development if this property is rezoned to RM (Residential: Multi-Family)?

Preliminary Staff Recommendation:

Favorable recommendation to City Council with the following commitments:

1. Any development of the subject property shall be of traditional neighborhood design with the buildings adjacent and oriented to the streets and parking behind to promote a pedestrian oriented neighborhood consistent with the character of the neighborhood to the northwest and the Central Park Apartments to the south.
2. The 14th Street and Michigan Avenue street frontages of the subject property shall be improved to include curb and gutter, a tree lawn with street trees, and sidewalk consistent with the requirements of the Columbus Thoroughfare Plan. Pavement widening to include on-street parking shall be optional.

Plan Commission Options:

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may recommend that conditions or commitments be attached to the rezoning request. The City Council makes all final decisions regarding rezoning applications.

Decision Criteria:

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a rezoning:

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan designates this area as residential, encourages infill development, and encourages diverse housing types in locations where services can be provided. The proposed rezoning represents all of these policies in the Comprehensive Plan.

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: The area is a mix of small industries, retail uses, and single and multi-family residential. Immediately to the south of the subject property are the Central Park Apartments that were recently completed in 2011. The proposed rezoning will connect this isolated residential parcel to the single and multi-family residential neighborhood to the northwest of the subject site.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: The Comprehensive Plan designates the future land use of these parcels as residential. There are other residential areas nearby, including both single-family and multi-family. Multi-family residential is a desirable infill use for this area, as there are other residential areas as well as services nearby. These properties were also included in the city's Infill Site Profiles which stated that multi-family was one of the most suitable uses for the site. Appropriate access is provided by local streets that are connected to Central Avenue, an arterial street that is 2 blocks to the east. This area was mainly industrial in character, prior to the relocation of the railroad lines, and before the development of industrial parks in more appropriate parts of the city. Several industries are currently operating legally here, and will probably remain here for many years to come. The land use in this area, however, is expected to transition primarily to residential over time.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: A multi-family residential use at this location, should not significantly impact property values throughout the City's jurisdiction.

Responsible growth and development.

Preliminary Staff Comments: The proposal represents responsible growth and development because it is an infill property. The site is no longer best suited to be used for industrial purposes. The property is served by City utilities. As an infill development, the project advances orderly growth and many other goals of the Comprehensive Plan.

Current Property Information:	
Land Use:	Industrial (Columbus Pallet Corporation) and Partially Undeveloped.
Site Features:	There is an existing industrial building with parking located on the south portion of the site. The remaining area has no significant features.
Flood Hazards:	There are no flood hazards at this location.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	There are no special circumstances at this location.
Vehicle Access:	This property gains access from 14 th Street (Local, Industrial, Urban) and Michigan Street (Local, Industrial, Urban).

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RE (Residential: Established)	Single-Family Residential
South:	RM (Residential: Multi-Family) PUD (Planned Unit Development)	Multi-Family Residential (Central Park Apartments) Commercial (Sans Souci)
East:	I2 (Industrial: General)	Industrial (Indiana Research Institute)
West:	I2 (Industrial: General) RE (Residential: Established) RM (Residential: Multi-Family)	Industrial (Product Engineering Company) Single-Family Residential Multi-Family Residential (Grand Avenue Apartments)

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: I-2	Proposed Zoning: RM
Zoning District Intent:	To provide locations for general production, assembly, warehousing, research and development facilities, and similar land uses. This district is intended to accommodate most modern industrial production facilities and should be considered as appropriate for most general industrial development and uses.	To provide areas for a variety of multi-family uses, such as two-family dwellings, apartment homes and complexes, and condominiums in areas with compatible infrastructure and services. Development in this zoning district should be served by sewer and water utilities. This district should be used in limited locations with highly developed infrastructure, immediate access to Arterial or Collector roads, and direct connections to public open space and convenience goods. This district may be used to provide a transition from regional commercial areas to moderate density single-family residences.

Permitted Uses:	Agriculture Uses: <ul style="list-style-type: none"> • Farm (general) Communications/Utilities Uses: <ul style="list-style-type: none"> • Communication Service Exchange • Sewage Treatment Plant • Utility Substation • Water Tower 	Residential Uses: <ul style="list-style-type: none"> • Dwellings, Multi-Family • Dwellings, Two-Family • Nursing Home / Assisted Living Facility • Retirement Facility Park Uses:
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	<p>Public/Semi-Public Uses:</p> <ul style="list-style-type: none"> • Government Facility (non-office) • Parking Lot/Garage • Police, Fire, or Rescue Station <p>Park Uses:</p> <ul style="list-style-type: none"> • Nature preserve/Conservation area <p>Commercial Uses:</p> <ul style="list-style-type: none"> • Auto-oriented uses (medium scale) • Builder's Supply Store • Conference Center • Data Processing/Call Center <p>Industrial Uses:</p> <ul style="list-style-type: none"> • Contractor's Office/Workshop • Dry Cleaners (Commercial) • Food & Beverage Production • General Industrial Production • Light Industrial Assembly & Distribution • Light Industrial Processing & Distribution • Mini-Warehouse Self-Storage Facility • Research & Development Facility • Truck Freight Terminal • Warehouse & Distribution Facility 	<ul style="list-style-type: none"> • Nature Preserve/Conservation Area
Water and Sewer Service:	Required	Required
Lot and/or Density Requirements:	Maximum Lot Coverage: 75%	<p>Maximum Gross Density: 25 dwelling units per acre</p> <p>Maximum Lot Coverage: 65%</p>

<p>Setbacks Required:</p> <p>Front setbacks are determined by the Thoroughfare Plan Classification of the adjacent street and are the same regardless of zoning.</p>	<p>Side Yard Setback:</p> <ul style="list-style-type: none"> • Primary Structure: 20 feet • Accessory Structure: 20 feet <p>Rear Yard Setback:</p> <ul style="list-style-type: none"> • Primary Structure: 20 feet • Accessory Structure: 20 feet <p>Front Yard Setback:</p> <ul style="list-style-type: none"> • Arterial Street: 50 feet • Collector Street: 35 feet • Local Street: 25 feet 	<p>Side Yard Setback:</p> <ul style="list-style-type: none"> • Two-Family Structure: 5 feet • Multi-Family Structure: 10 feet • Non-Residential Structure: 10 feet • Accessory Structure: 5 feet <p>Rear Yard Setback:</p> <ul style="list-style-type: none"> • Primary Structure: 10 feet • Non-Residential Structure: 10 feet • Accessory Structure: 5 feet <p>Front Yard Setback:</p> <ul style="list-style-type: none"> • Arterial Street: 10 feet* • Collector Street: 10 feet* • Local Street: 10 feet* <p>* 25 feet for any auto-service bay, auto fuel pump canopy, or other similar vehicle access points to structures.</p> <p>Buffer Yard Type A:</p> <p>A landscape buffer Type A would be required between a RM zoned property and an I-2 property, such as those to the east of this site. A Type A buffer consists of 25 feet in width (in addition to the minimum setback) and is a dense buffer consisting of a fence with landscaping, an opaque tree screen, or a combination of the two.</p>
<p>Height Restrictions:</p>	<p>Primary Structure:</p> <p>50 feet</p> <p>Accessory Structure:</p> <p>40 feet</p>	<p>Primary Structure:</p> <p>50 feet</p> <p>Accessory Structure:</p> <p>25 feet</p>
<p>Floor Area Requirements:</p>	<p>N/A</p>	<p>Maximum Living Area per Dwelling:</p> <ul style="list-style-type: none"> • Two-Family: 1,000 square feet • Multi-Family: 500 square feet

Signs:	Wall Signs: <i>Maximum Number:</i> 2 per public street frontage <i>Maximum Area of All Signs:</i> Equal to 15% of the front wall area <u>OR</u> 350 square feet, whichever is less. Freestanding Signs: <i>Maximum Number:</i> 1 per public street frontage <i>Maximum Area per Sign:</i> 75 square feet <i>Maximum Height:</i> 10 feet	Development Entry Signs: <i>Maximum Number:</i> 2 per public street access point. <i>Maximum Area per Sign:</i> 32 square feet <i>Maximum Height:</i> 6 feet
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Interdepartmental Review:	
City Engineering:	The current road conditions of 14 th Street and Michigan Street may not be adequate for the increased traffic from the development. We would like the roadway brought up to meet the current standards, widened if need be and curb and gutter.
City Utilities:	<p>Water is available to the site along Michigan Street on the west side of the property. A fire hydrant is located on the southwest corner of the site. A second public fire hydrant will likely be required on the north side of the site pending Fire Department review.</p> <p>Sewer is available on the southeast corner of the site.</p> <p>With the addition of an extra fire hydrant, the water and sewer facilities should be adequate for the proposed use.</p>
Code Enforcement:	Code Enforcement does not have any issues with the rezoning.
Fire Department:	No comments.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Residential.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **GOAL A-2:** Preserve and enhance the character of the community.
2. **POLICY A-2-1:** Strive to eliminate blighted areas.
3. **POLICY A-2-9:** Preserve and enhance the character of neighborhoods.
4. **POLICY A-4-1:** Preserve and revitalize older neighborhoods, including buildings, grounds, and infrastructure.
5. **POLICY A-4-2:** Encourage infill development, and/or use of vacant parcels for projects such as parks or other amenities which complement the neighborhoods in which then are located.
6. **POLICY A-4-3:** Prevent urban sprawl.

7. **POLICY A-4-8:** Encourage planting of trees throughout the community; require trees in new developments, and require street trees in new residential subdivisions.
8. **GOAL D-1:** Develop new housing where adequate public services can be provided economically.
9. **POLICY D-1-1:** Promote orderly housing expansion in locations where the city's infrastructure and services have the capacity to accommodate the growth.
10. **POLICY D-1-3:** Encourage development adjacent to already developed areas.
11. **GOAL D-2:** Encourage development of a sufficient supply of diverse housing types, sizes, and price ranges in the community.
12. **POLICY D-2-1:** Encourage housing which is affordable to those whose incomes are below the median, particularly those significantly below the median.
13. **POLICY D-2-2:** Allow for various housing types.
14. **GOAL D-3:** Provide high-quality residential neighborhood environments.
15. **POLICY D-3-1:** Encourage projects which improve and revitalize neighborhoods.

This property is located in the Columbus Central Neighborhoods character area. The following Planning Principle(s) apply to this application: Infill development that complements existing neighborhoods should be encouraged.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. In the past, the subject property was located in an area that was primarily used for industrial purposes due to the presence of a rail line that ran along the northern property line of this site. Currently, that rail line no longer exists and the surrounding area has been transitioning to more residential uses, such as the new Central Park Apartments to the south and the Gateway Apartments located on a portion of the former Golden Castings Foundry property located a few blocks south of this site.
2. The 3.36 acre subject property is currently comprised of 3 separate parcels and the applicant is requesting to rezone these parcels from the I2 (Industrial: General) zoning district to the RM (Residential: Multi-Family) zoning district, with the intent to construct a 54 unit, 3-story senior residential development on the properties. Currently, on the southernmost parcel, there is a small industrial operation, the Columbus Pallet Corporation, which intends to close with any redevelopment of the property.
3. Per Zoning Ordinance Section 3.14(C), a maximum of 84 dwelling units would be permitted on the 3.36 acre property if rezoned to the RM (Residential: Multi-Family) zoning district.
4. The subject property is located in an area characterized by mixed use. There are single-family and multi-family (Grand Avenue Apartments) residences to the northwest of the site and multi-family residential immediately to the south of the site (Central Park Apartments). To the east and west there are existing industrial operations. The proposed RM (Residential: Multi-Family) zoning classification at this location provides a connection between the single-family residences to the north and the Central Park Apartments to the south. This also provides an opportunity to develop the property as a more compatible use to these existing residences.
5. The subject property is located in an urban context that is characterized by a more traditional neighborhood design that has higher density, smaller lot sizes, and buildings placed closer to the street with parking interior to the property. Urban areas also reflect a stronger presence of pedestrian traffic. With buildings built closer to the street and parking behind the buildings, it provides safer and convenient access to buildings for pedestrians, as well as fit in to the context of an urban neighborhood. The applicants have not provided a site plan or concept for the proposed development, however, it may be appropriate to place a condition on the rezoning that promotes the traditional neighborhood design with the buildings located closer to the street to ensure the urban features of the area are maintained once the site is developed.
6. The subject property has frontage along 14th Street and Michigan Street, which are both currently classified as Local, Industrial, Urban streets by the Thoroughfare Plan. Upon approval of the proposed rezoning, these roads would now fall under the classification of a Local, Residential, Urban street. The City Engineering Department has indicated that the current road conditions of these two streets may not be sufficient to support the future development of the subject properties once rezoned; therefore they are requesting that the frontages of their site be improved to meet the current

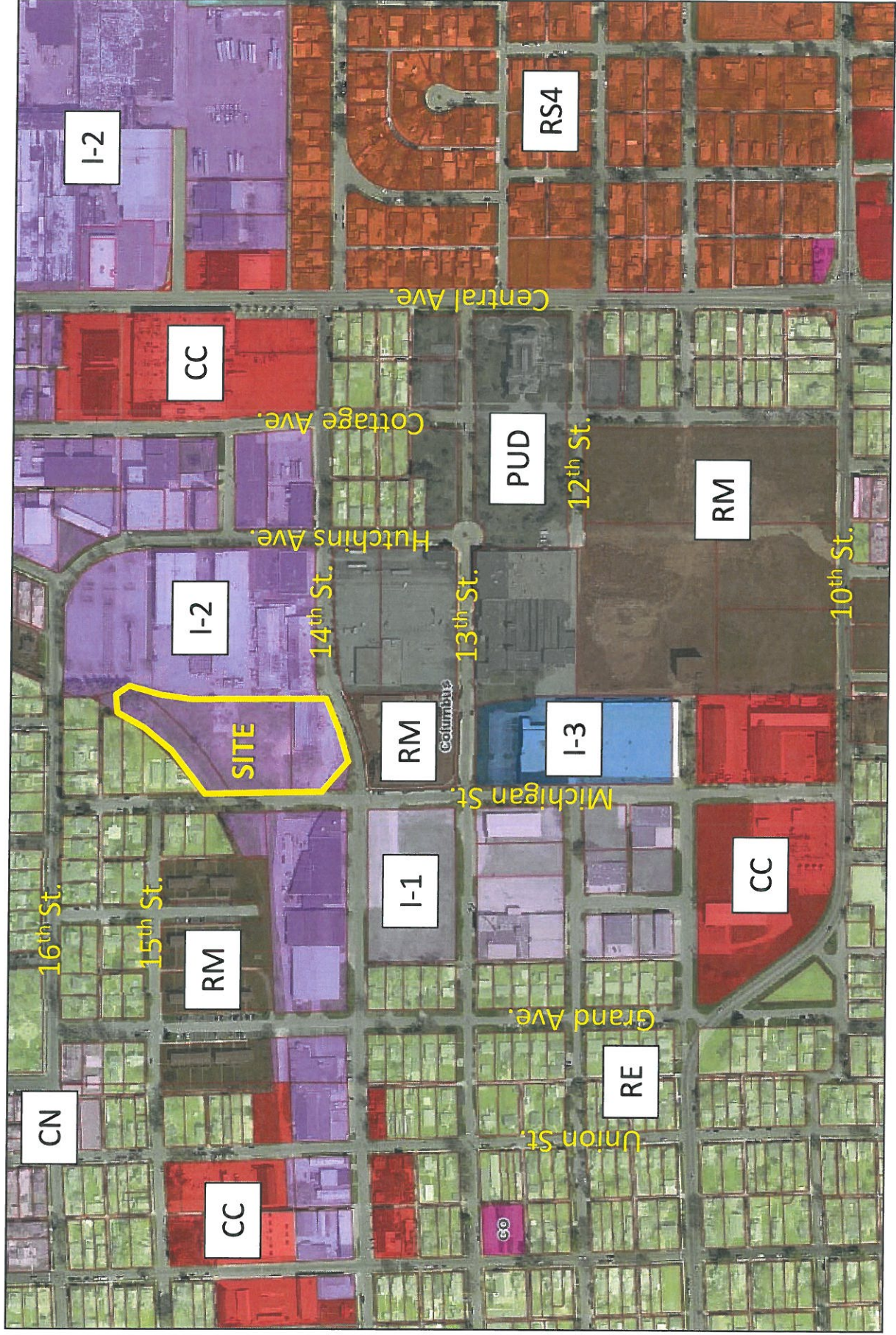
standards in the Thoroughfare Plan for a Local, Residential, Urban Street. The following table compares the current road conditions along the subject property's frontage to the standards of the Thoroughfare Plan:

	Current Conditions (14 th Street)	Current Conditions (Michigan Street)	Thoroughfare Plan Standards for a Local, Residential, Urban Street
Minimum ROW Width:	50 feet	60 feet	50 feet
Travel Lane Width:	9.5 feet	11 feet	8.5 feet
On-Street Parking:	None	None	4 feet (both sides)
Curb & Gutter:	None	None	Required
Minimum Sidewalk Width:	None	None	5 feet
Minimum Tree Lawn:	10 feet	20 feet	5 feet
Street Trees:	None	None	Required

Based on the above table, the current travel lane width of both 14th Street and Michigan Street is wider than the minimum standard in the Thoroughfare Plan. However, both of these roads lack the additional design elements that are consistent with a high density residential area, such as the curb and gutter, street trees, and sidewalks.

7. There are several amenities nearby the subject property. The subject site is approximately 4 blocks west of Central Avenue where there are several commercial businesses. Also, there is a bus stop near the subject property, at 13th Street and Cottage Avenue (approximately 2 blocks away). The closest public parks to the subject property are Lincoln and Donner. Using public sidewalks, both parks are just under a mile away. There is a connection to the People Trail on 14th Street, approximately ½ mile east of the subject property; however crossing Central Avenue to get to the trail from the subject property is problematic because there are no traffic signals or crosswalks between 10th Street and 17th Street.
8. Per Zoning Ordinance Section 8.2(A)(2), when a rezoning occurs that requires a buffer yard where none was required previously, the property that is rezoned shall provide the buffer yard. The buffer yard shall be installed as an element of any subsequent change of use. For the subject property, a Type A Buffer would be required along the adjacent properties that are zoned I2 (Industrial: General) including the small parcel that is at the corner of 14th Street and Michigan Street. A Type B buffer would be required along the northern property line adjacent to the properties zoned RE (Residential: Established). A Type A buffer yard shall include a minimum width of 25 feet (in addition to the minimum setback) and shall be a dense buffer consisting of a fence or wall with landscaping, an opaque tree screen, or a combination of both. A Type B buffer yard shall include a minimum width of 15 feet (in addition to the minimum setback) and shall have a minimum of 65 landscaping points (approximately 1 large tree and 6 shrubs) within every 50 linear feet of the buffer yard required.
9. This project represents infill development in an area that was historically industrial. Infill development is beneficial to the community because it makes use of vacant or underutilized lots within the center city, strengthens the real estate market and property values in the area, and utilizes existing infrastructure. Additionally, these properties have been identified in the Infill Site Profiles as having one of the most suitable land uses being multi-family residential.

Property Location & Surrounding Zoning



ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

State Form 55865 (7-15)
Approved by the State Board of Accounts, 2015
Prescribed by the Department of Local Government Finance

Budget Form No. 4

Ordinance Number:

Be it ordained/resolved by the **City of Columbus** that for the expenses of **COLUMBUS CIVIL CITY** for the year ending December 31, **2016** the sums herein specified are hereby appropriated and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition, for the purposes of raising revenue to meet the necessary expenses of **COLUMBUS CIVIL CITY**, the property tax levies and property tax rates as herein specified are included herein. Budget Form 4-B for all funds must be completed and submitted in the manner prescribed by the Department of Local Government Finance.

This ordinance/resolution shall be in full force and effect from and after its passage and approval by the **City of Columbus**.

Name of Adopting Entity / Fiscal Body	Type of Adopting Entity / Fiscal Body	Date of Adoption
City of Columbus	Common Council and Mayor	10/20/2015

DLGF-Reviewed Funds				
Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
0101	GENERAL	\$32,855,912	\$22,418,998	1.1337
0180	DEBT SERVICE	\$702,512	\$687,933	0.0348
0341	FIRE PENSION	\$2,208,400	\$522,067	0.0264
0342	POLICE PENSION	\$1,148,400	\$0	0.0000
0705	THOROUGHFARE	\$2,235,000	\$1,280,517	0.0648
0706	LOCAL ROAD & STREET	\$437,866	\$0	0.0000
0708	MOTOR VEHICLE HIGHWAY	\$1,679,231	\$0	0.0000
1191	CUMULATIVE FIRE SPECIAL	\$0	\$0	0.0000
1312	RECREATION	\$3,883,031	\$4,094,967	0.2071
1380	PARK BOND	\$378,400	\$386,112	0.0195
2379	CUMULATIVE CAPITAL IMP (CIG TAX)	\$106,500	\$0	0.0000
2391	CUMULATIVE CAPITAL DEVELOPMENT	\$854,442	\$864,674	0.0437
2482	REDEVELOPMENT BOND	\$83,450	\$0	0.0000
		\$46,573,144	\$30,255,268	1.5300

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

State Form 55865 (7-15)
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Budget Form No. 4

Home-Ruled Funds (Not Reviewed by DLGF)

Fund Code	Fund Name	Adopted Budget
9500	AVIATION	\$1,507,403
9501	POLICE CONT ED	\$36,000
9502	TECH ADVIS COMM	\$0
9503	Aviation Non-Reverting	\$0
9504	POLICE ALARM SYS	\$25,000
9505	STORM SEWER NON-REV	\$0
9506	MEDIC NON-REV	\$25,000
9508	Economic Dev Income Tax CEDIT	\$3,225,279
9509	Commons Operating/Capital Fund	\$904,602
9510	Streetscape	\$0
9511	Riverboat	\$300,000
		\$6,023,284

Name		Signature
John Ryan Brand	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Dascal D Bunch	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Frank Jerome	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
James P. Lienhoop	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Frank P. Miller	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Timothy D. Shuffett	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Kenneth J. Whipker	Aye <input type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

State Form 55865 (7-15)
Approved by the State Board of Accounts, 2015
Prescribed by the Department of Local Government Finance

Budget Form No. 4

ATTEST

Name	Title	Signature
Luann Welmer	Clerk Treasurer	

MAYOR ACTION (For City use only)

Name		Signature	Date
Kristen Brown	Approve <input type="checkbox"/> Veto <input type="checkbox"/>		